

EXECUTIVE SUMMARY

In April 2000, Alberta Infrastructure engaged Niels P. Gerbitz Architects Ltd. to evaluate the conditions of several schools by using a facility condition form. The form was developed by Alberta Infrastructure and supplied by the regional coordinator for our usage. The evaluation is based on a numeric system where the value 1 represents the worst condition whereas value 5 represents excellent conditions. All valuations of 3 and less have been estimated as to the corrective work required.

The school was evaluated on April 19 and 20, 2000. The facility consists of the original building constructed in 1955 and two additions constructed in 1957 and 1967. Circulation and support space was added to the building as part of the 1988 modernization of the 1955 and 1957 portions.

Based on our observation, we found that the facility is in reasonable condition and well maintained although in the 1967 addition the finishes and frequently used components are wearing out from usage. The original 1955 school and the 1957 addition have been modernized in 1988. Lack of attention to details during the construction work are starting to show up as faults and deficiencies. Exterior door headers are insufficiently protected from rainwater, metal doors are seamed - not welded, which are failing. The use of drywall in the junior high portion is demanding high upkeep and repair. Resilient flooring in the 1988 modernized area is adversely affected by possible crawlspace moisture and/or inappropriate underlay. Roofs are original and are of built-up and gravel quality. All roofs require urgent attention and replacement.

Major issues requiring attention are:

1. Roofing replacement
2. Door replacement
3. Rotten window replacement
4. Replacement of worn out interior finishes in particular flooring, painting and doors in the 1967 addition including mud jacking. Flooring replacement in the 1987 modernization areas.
5. Revision to mold infested gymnasium air distribution

Mechanically, the 1955 and 1957 buildings were modernized in 1988. Generally, all the systems are in good working order and only minor repairs are required. The exceptions are a mold infested underground duct distribution system in the gymnasium that should be replaced with an above ground distribution. Fresh air volumes and method of mixed air temperature control are unknown and should be investigated.

Electrically, most systems are in good condition. Exceptions are the following which require improvements: installation of power service surge protection, installation of new fire alarm visual devices, up-date exit lighting and general lighting up-grade to T8 lamps with electronic ballasts.

Summary of Observations and Recommendations:

Evaluation Ratings 3 or less

The estimated construction cost for the remedial work identified in the attached evaluation forms has been based on Costing Unit Rate Chart developed by Alberta Infrastructure. Items of unit costs not identified in the rate chart or individual items, which were deemed more appropriate to estimate individually (i.e. asphalt or concrete paving), have been based on unit costs as per attached unit costs supplement.

1	Site related work	7,200.00
2	Building exterior	413,350.00
3	Building interior	383,450.00
4	Mechanical	23,500.00
5	Electrical	119,000.00
6	Portables, no portables are on site	0.00
	Total Estimated Cost	<u>946,500.00</u>

7 Space Adequacy Assessment

The existing area according to the School Building Area Guidelines and Supplement - Maximum Gross Area of School Building Projects, is marginally in excess.

Existing Total Area (m ²)	7,656.70
Projected Required Area (m ²)	8,683.80
Deficient (m ²)	1,027.10

Further Investigation

1. Fresh air supply into 1967 addition spaces is unknown and appears inadequate.

School Data Plan Information

The plan and area information for this building has been updated and is current.